



# Council On Affordable Housing

## NEWSLETTER

November 2003

Greetings from  
DCA Commissioner  
and COAH Chair  
Susan Bass Levin

On August 25, we announced COAH's new, proposed third round methodology, and I wanted to take an opportunity to reiterate how monumental these changes are.

The methodology reforms a system that has been criticized as cumbersome and rigid. We knew that the other system was not working – so this truly is our attempt at making changes that will work. Through this methodology, we are giving towns the power to control their own growth and increasing their options to meet COAH obligations. With a focus on growth share, we fundamentally have changed the way we approach affordable housing in the State of New Jersey.

I encourage you to read the proposed rules and form educated opinions about the new system. I look forward to working with you to make New Jersey's affordable housing work for everyone.

Sincerely,

Susan Bass Levin  
Commissioner

## New COAH Rules Encourage Housing, Smart Growth

During the August 25 board meeting, COAH proposed a sweeping overhaul of the state's existing affordable housing system – a top-to-bottom reform and a way to make New Jersey better for all its residents. In keeping with Governor McGreevey's bold plan to stop sprawl and improve quality of life for our state's residents, the new affordable housing rules encourage sound local planning, promote Smart Growth and create affordable housing opportunities for our State's citizens.

The existing rules have been the subject of much controversy since they were first implemented in 1987. COAH has developed a new affordable housing system that will curb sprawl while creating opportunities for affordable housing for working families and senior citizens, all within the context of smart local planning.

Through the proposed COAH rules, the state encourages towns to plan in a comprehensive way to meet the needs of our communities. The new methodology uses actual residential and employment growth to determine a community's affordable housing obligation. This sensible approach is known as a growth share model. This formula is simple: One out of every 10 residential units built in a municipality must be affordable. In addition, for every 30 new jobs – based on square footage of new non-residential construction – a municipality must produce one affordable unit. Under this plan, as a municipality grows and attracts jobs over time, it has an affordable housing obligation that reflects that growth.

This is a day of new beginnings, but it is also a time for decisions. This is a new COAH, designed to evolve while accommodating all New Jersey residents and addressing their needs. COAH saw a system that was not working as well as it could, and had the courage to change that system. We look forward to receiving input from diverse constituencies on the new methodology, and incorporating comments from the public into the final rule proposal. We are confident that, together, we can move forward to realize our goals for New Jersey – to provide more affordable housing, to promote smart planning in our communities and to work toward improving the quality of life for all New Jersey citizens.

Visit Us At Our Web Site: <http://www.nj.gov/dca/coah>

## Public Hearings Scheduled on COAH's Third Round Rules

COAH has scheduled four hearings in November regarding the proposed third round rules. COAH welcomes comments from the public on the new growth share methodology, which assigns municipal affordable housing obligations based on residential and non-residential growth.

### **The scheduled hearing dates are:**

Mon., Nov. 24, 2003, from 4 – 8 p.m. at two locations:

Cumberland County Courthouse  
Broad & Fayette Streets  
Hackensack, NJ 07606

Bergen County Administration Bldg.  
1 Bergen County Plaza, 5th Floor  
Bridgeton, NJ 08302

Tues., Nov. 25, 2003, from 4 to 8 p.m. at two locations: (4:30 p.m. at Monmouth)

NJHMFA  
637 South Clinton Avenue  
Trenton, NJ 08650

Monmouth County Library  
125 Symmes Drive  
Manalapan, NJ 07726

Directions to each location are available online at: [www.nj.gov/dca/coah/thirdround.shtml](http://www.nj.gov/dca/coah/thirdround.shtml)

The public also is encouraged to submit written comments, which must be submitted no later than 5 p.m., Fri., Dec. 5, 2003 to:

Lucy Voorhoeve  
Executive Director  
New Jersey Council on  
Affordable Housing  
PO Box 813  
Trenton, NJ 08625-0813

## Substantive Certifications

### **September 3, 2003 Meeting**

#### **Weehawken Township**

On September 3, 2003, COAH extended the substantive certification of Weehawken Township (Hudson County). Weehawken's extension will expire one year after COAH adopts its third round methodology and rules.

### **October 1, 2003 Meeting**

#### **North Brunswick Township**

North Brunswick Township (Middlesex County) has a second round cumulative obligation of 489 units, 395 of which are new construction and 94 of which are rehabilitation. The plan reaffirms a 1984 Judgment of Compliance and alters it by changing an inclusionary site to a payment in lieu of construction site. These funds are used for two regional contribution agreements (RCAs) – 90 units to New Brunswick City and 45 to Carteret Borough. The balance of the plan includes 38 rehabilitated units, 219 prior cycle credits, 100 age-restricted rentals, 200 for-sale family units, eight group home units in two buildings, and 15 rental bonuses for a surplus of 282 new construction units.

#### **Millstone Township**

Millstone Township (Monmouth County) addressed its second round obligation of 81 units with an 18-unit rehabilitation program, six prior cycle credits, six inclusionary units, nine group home units, one single-family rental and 16 rental bonuses.

#### **Allendale Borough**

Allendale Borough (Bergen County) received credit for 15 age-restricted rental units, zoned for 62 units, arranged for RCAs totaling 44 units, received 17 rental bonuses and utilized the Bergen County Rehabilitation program for eight units, addressing its 146-unit obligation.

#### **Pine Hill Borough**

Pine Hill Borough (Camden County) addressed its pre-credited second round obligation of 39 rehabilitation units and 22 new construction units with 300 prior cycle new construction credits and 360 additional new construction credits for a surplus of 599 units. As Pine Hill petitioned after June 6, 2000, the Borough received interim substantive certification, which expires one year after COAH adopts its third round rules.

## Towns Encouraged to Apply for Extended Second Round Substantive Certification

COAH encourages all municipalities with a second round substantive certification that may expire before the third round methodology and rules are in effect to apply for extended substantive certification from COAH. This extension provides continued protection against exclusionary zoning lawsuits. For more information, call (609) 292-3000.

## COAH Approves RCAs

### September 3, 2003 Meeting

At its **September 2003 meeting**, COAH approved RCAs between Chatham Borough (Morris County) and Linden City (Union County), between South Orange Village Township (Essex County) and Orange City (Essex County), between East Greenwich Township (Gloucester County) and Gloucester City (Camden County), and between Saddle River Borough (Bergen County) and Passaic City (Passaic County).

**Chatham Borough** will transfer two units to **Linden City** at a total cost of \$50,000. The money is provided through a payment-in-lieu of construction that COAH approved as an amendment to Chatham's certified fair share plan at the September 3rd meeting. Linden will use the funds for its ongoing scattered site housing rehabilitation program.

**Orange City** will receive 30 units from **South Orange Village Township** at \$16,000 per unit for a total cost of \$480,000. This per unit contribution was part of a court ordered Judgment of Compliance in 1993, predating COAH's current requirement of \$25,000 per unit. The city will use the funds for a scattered site housing rehabilitation program.

**East Greenwich Township** will pay **Gloucester City** \$20,000 per unit to accept 50 units at a total cost of \$1,000,000. As the RCA was proposed before January 2001, the minimum per unit cost permitted by COAH's rules is \$20,000. The monies will fund Gloucester City's scattered site rehabilitation program.

Under a similar pre-January 2001 RCA, **Passaic City** will accept 18 units from **Saddle River Borough** for a total cost of \$360,000. The city will provide the funds to a developer for the gut rehabilitation of 18 rental units.

---

### October 1, 2003 Meeting

At its **October 1, 2003 meeting**, COAH approved four regional contribution agreements (RCAs).

**North Brunswick Township** (Middlesex County) entered into RCAs with **Carteret Borough** (45 units) and **New Brunswick City** (90 units), both in Middlesex County. Carteret will receive \$900,000 and New Brunswick will receive \$1,800,000 to finance scattered site rehabilitation programs.

**Middletown Township** (Monmouth County) will transfer 149 units to **Keansburg Borough** (Monmouth County) at a total cost of \$2,980,000. Keansburg will use the funds to finance a scattered site rehabilitation program.

**Allendale Borough** (Bergen County) is paying **Ridgefield Borough** (Bergen County) \$80,000 for a four-unit scattered site rehabilitation program.

## Housing Advocate to Lead COAH

Lucy Voorhoeve  
Named New COAH  
Executive Director



*Lucy Voorhoeve*

At the Oct. 1, 2003 meeting, the COAH board unanimously approved Lucy Voorhoeve as COAH's new Executive Director, succeeding Maureen Fullaway.

DCA Commissioner Levin, whose department oversees COAH, said Voorhoeve was an excellent choice to lead the state's affordable housing agency. "We are fortunate to have someone with Lucy's experience and demonstrated knowledge of housing and urban redevelopment issues," Commissioner Levin said.

Prior to her appointment, Voorhoeve served as Director of Community Development Policy for DCA and as a Senior Policy Advisor to Governor McGreevey. Before entering state service, Voorhoeve was Associate Director of the Housing and Community Development Network of New Jersey.

"I look forward to continuing to work with Commissioner Levin, DCA and the McGreevey administration to help communities understand and address their affordable housing obligations," said Voorhoeve. "My goal as Executive Director is to build partnerships between COAH and New Jersey's towns and cities to create new affordable housing opportunities within the context of sound planning."

# COAH Adds Staff and Promotes Within

We are pleased to welcome Ellen Ritchie to COAH as our new Deputy Executive Director. Ellen, who is a PP/AICP/CLA, came to COAH in April 2003 from Franklin Township, Somerset County, where she served as Director of Planning for 18 years. In the 10 years prior to her tenure at Franklin Township, Ritchie worked for various private planning and design firms and public planning agencies. We are pleased to have someone with Ritchie's depth and breadth of experience join the COAH team!



On Oct. 20, 2003, Melissa Orsen joined the COAH staff as our in-house attorney. Orsen comes to COAH from the Division of Law in the New Jersey Department of Law and Public Safety, where she worked as a Deputy Attorney General for three years. Prior to that, Orsen served as a law clerk in both the public and private sectors. One of her primary responsibilities will be to handle mediations.



Long-time COAH Principal Planner Keith Henderson, PP, was promoted to Chief of Housing Services in June 2003. As such, Henderson will be supervising the activities of the COAH planners.



## COAH Seeking Planners

**Planner** - Planner with experience in affordable housing plan and master plan preparation to review housing elements, fair share plans, regional contribution agreements and affordable housing policies. Report writing and research skills required. Familiarity with the COAH process preferred. Planning degree and experience may be substituted for professional planning license.

**Assistant Planner** - Assistant Planner with experience in planning work associated with affordable housing plan and master plan preparation to assist in the review of housing elements, fair share plans, regional contribution agreements and affordable housing policies. Report writing and research skills required. MCRP preferred.

*COAH offers a competitive salary and excellent benefit package. Please submit resume to: NJ Council on Affordable Housing, Box 813, Trenton, New Jersey 08625-0813, Attention Renée Reiss. EEO/AA Employer*

Susan Bass Levin  
Commissioner  
NJ Department  
of Community Affairs



James E. McGreevey  
Governor  
State of New Jersey



New Jersey Department of Community Affairs  
New Jersey Council on Affordable Housing  
101 S. Broad Street, PO Box 813  
Trenton, NJ 08625-0806  
(609) 292-3000  
[www.nj.gov/dca/coah](http://www.nj.gov/dca/coah)



FIRST CLASS MAIL  
US POSTAGE  
PAID  
Trenton, NJ  
Permit No. 21